



789 N. Water Street, Suite 200, Milwaukee, Wisconsin 53202
Phone 414.226.4535 • Fax 414.226.4523 • www.fred-inc.com

Thomas Hovel
City Planner / Zoning Administrator

Friday, November 13, 2015

RE: Minor modification request for Elan building A1 due to surveying malfunction

Tom,

Thank you for working with us on the slight setback encroachment due to D'nofrio Kottke's surveying equipment malfunction. As the building foundation and precast are already in place, we appreciate your concurrence that this be recommended as a minor modification.

To recap, building A1's southeast corner was planned and approved to be approximately 3.5 feet back from the setback line. The surveying error was approximately 5.5 feet, and now that corner encroaches into the setback line 1.89 feet.

The following information was used to determine the appropriateness of a minor modification request

- Per the attached drawing (#2 – current “as built” for minor modification), there are three areas noted as encroaching into the setback – 72.65 square feet. Two of the areas are the front stoop and a unit porch, and the only “building portion” is the SE corner – 13.46 square feet.
- The stairway is not included as encroaching, but it is larger than previously shown and approved. JLA architects ran the impervious surface ratio and it increases 1/10th of 1%, now 58.3% from 58.2%. The SIP is approved for a maximum ISR of 60%
- The last, and hopefully most important reason to consider a minor modification is the surrounding area. The Fitchrona/Lacy intersection and corridor is a more rural environment. On the above attachment we have identified the distance between the building and the edge of the road varies between 50 and 58 feet. With regard to the 20 foot bike path easement, the 10 foot path is centered, leaving 5 feet to our property line. The new stairs are approximately 2.5 feet off the property line leaving 7.5 feet of greenspace between the paths edge and the stairs.

We request that the proposed minor modification be placed on the December 15 plan commission agenda.

Sincerely,



Craig Raddatz
Fiduciary Real Estate Development

1) 2nd AMENDMENT TO SIP

MASTERPLAN DATA											
BLDG	UNITS							PARKING			
	ST	1BR	1BR+	2BR	2BR+	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIO
A1	3	15	9	14	3	44	58	44	26	70	1.59/UNIT
B1	3	17	13	16	3	52	68	52	32	84	1.62/UNIT
B2	4	19	15	15	3	56	70	53	31	84	1.50/UNIT
T.	10	51	37	45	9	152	196	149	89	238	1.57/UNIT
	6%	34%	24%	30%	6%						1.21/BR

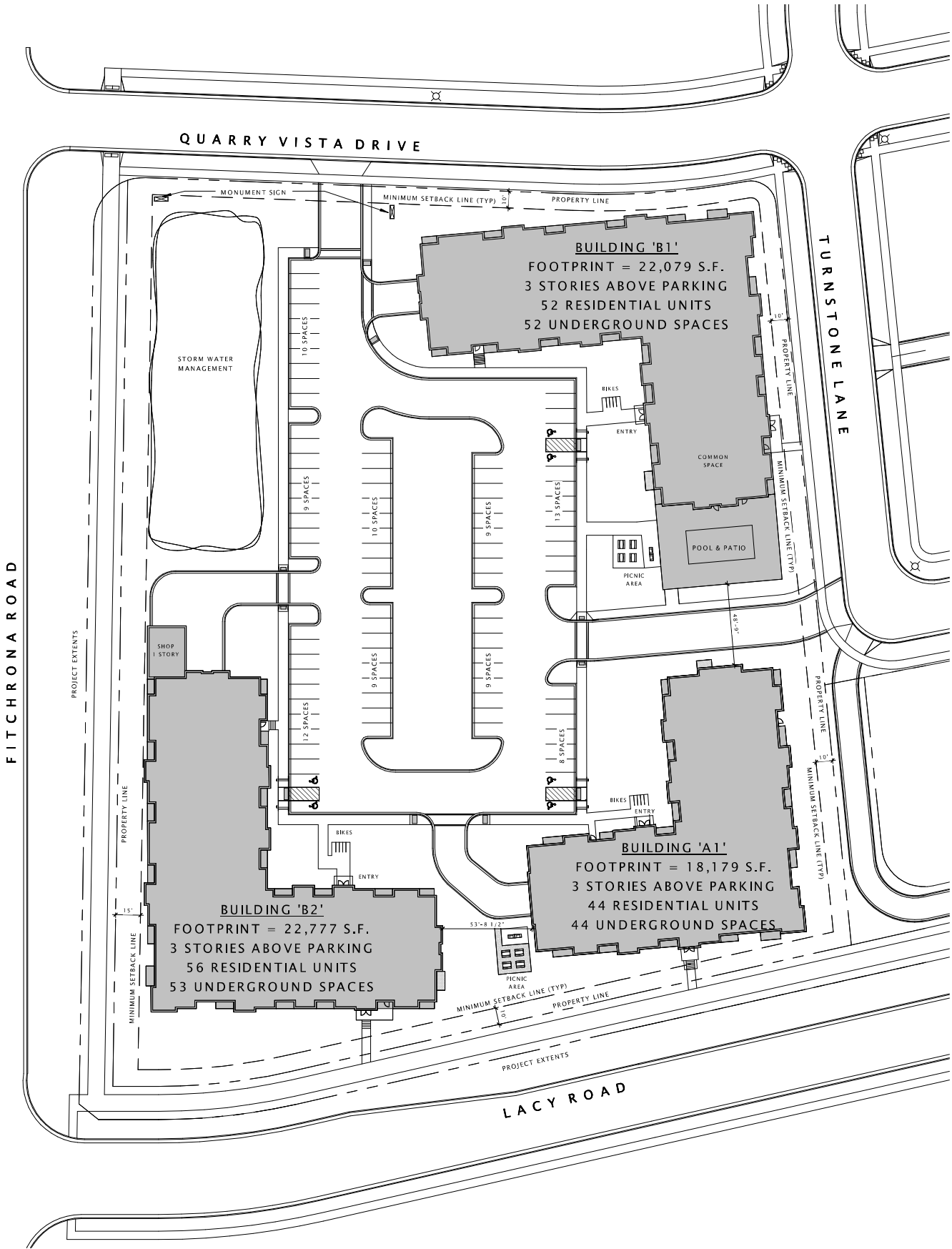
PARKING NOTES:
COVERED VEHICULAR & BICYCLE PARKING COUNTS ARE MINIMUM. SURFACE PARKING COUNTS ARE MAXIMUM. COVERED BICYCLE PARKING SHALL BE PROVIDED IN THE LOWER LEVEL BY INDIVIDUAL STORAGE LOCKERS OR WALL/CEILING HOOKS ABOVE AUTOMOBILE SPACES.

LANDSCAPING NOTES:
ALL LANDSCAPING ELEMENTS SHOWN ON THIS MASTERPLAN ARE CONCEPTUAL ONLY. SEE LANDSCAPE PLANS FOR INFORMATION AND DETAILS REGARDING THE ACTUAL LANDSCAPING FOR THIS PROJECT.

EXTERIOR SITE LIGHTING:
ALL EXTERIOR LIGHTING SHALL BE ESTABLISHED, DIRECTED, AND MAINTAINED SO AS NOT TO BE CAST DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR NEIGHBORING PROPERTIES-- OR BE LIGHTED IN INTENSITY OR COLORS SERIOUSLY DISTURBING TO NEIGHBORING PROPERTIES (PER CITY OF FITCHBURG ZONING CODE SECTION 22-607 (B)10.)

SEE THE FOLLOWING SHEETS FOR ADDITIONAL SITE INFORMATION:
SHEET ASP101-A1 BUILDING 'A1'
SHEET ASP101-B1 BUILDING 'B1'
SHEET ASP101-B2 BUILDING 'B2'

ZONING REQUIREMENT	DESIGN VALUE	CALCULATIONS
SITE DENSITY	31.40 Units/Acre	152 Units / 4.84 AC. = 31.40
BUILDING COVERAGE	29.9% of Parcel	63,035 S.F. / 210,871 S.F. = 29.9%
FLOOR AREA RATIO	83.7% of Parcel	176,601 S.F. / 210,871 S.F. = 83.7%
IMPERVIOUS SURFACE	58.2% of Parcel	122,676 S.F. / 210,871 S.F. = 58.2%
LANDSCAPE AREA	41.7% of Parcel	87,894 S.F. / 210,871 S.F. = 41.7%



2) CURRENT 'AS-BUILT' FOR MINOR MODIFICATION

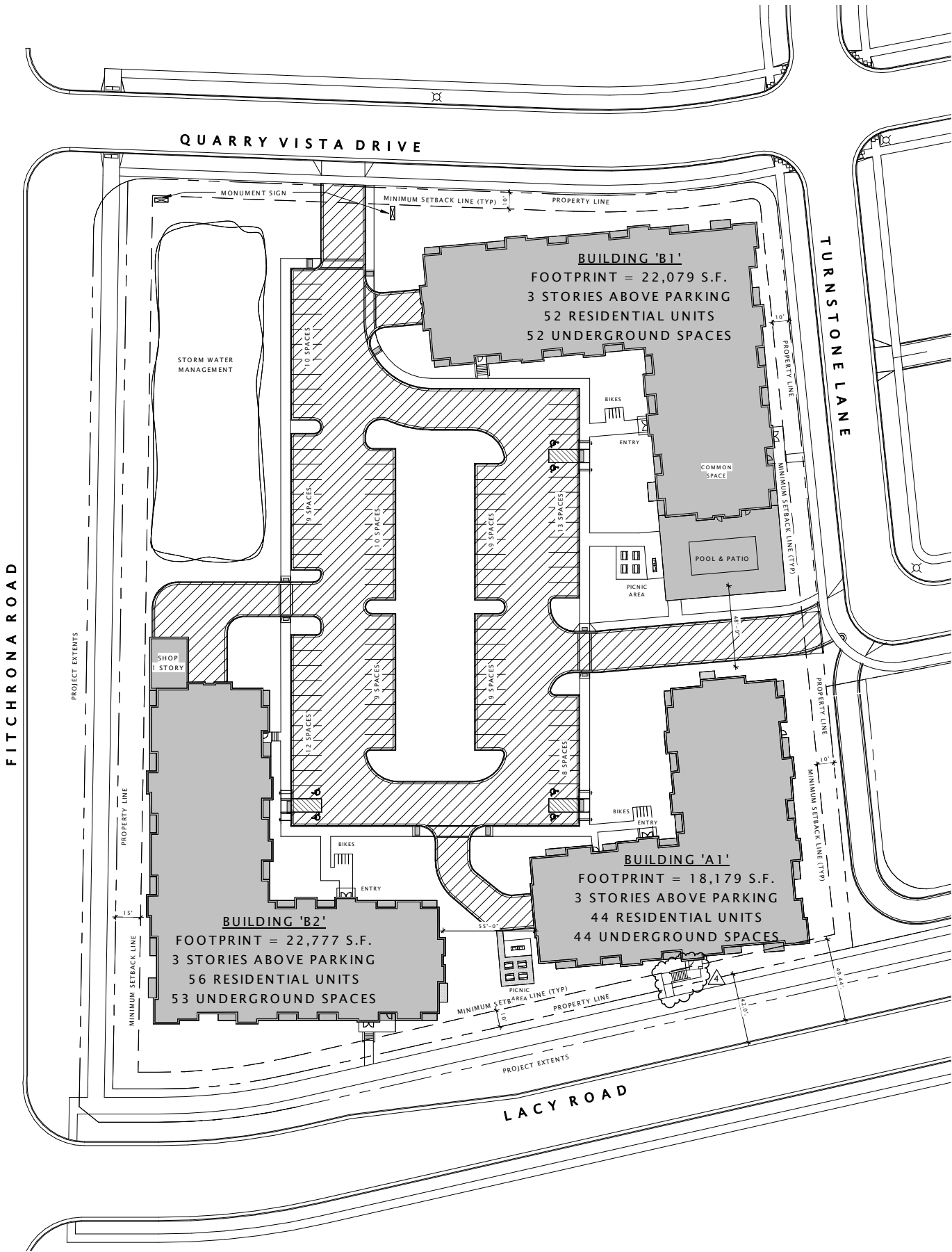
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REVISION SCHEDULE		
Mark	Description	Date
2	Construction Bulletin 02 (ALL BLDGS.)	09/03/2015
4	Construction Bulletin 04 (ALL BLDGS.)	11/11/2015

3) 3D VIEW OF PROPOSED SOUTH ENTRY STAIRS FOR MINOR MODIFICATION

